

Bellows Falls 05101

ZIP code · VT · Vermont > Windham County > Bellows Falls

BALANCED MARKET

\$230K

MEDIAN SALE PRICE

+77.6%

1-YR CHANGE

61

SALES (12 MO)

\$231K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



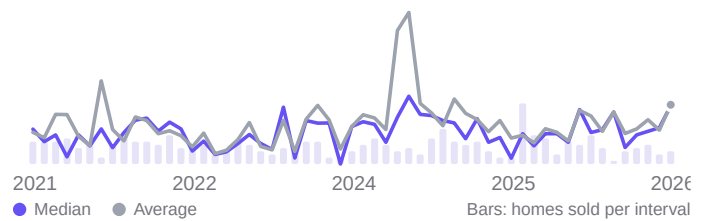
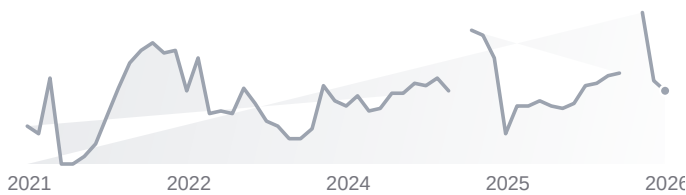
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$296K · Average \$300K

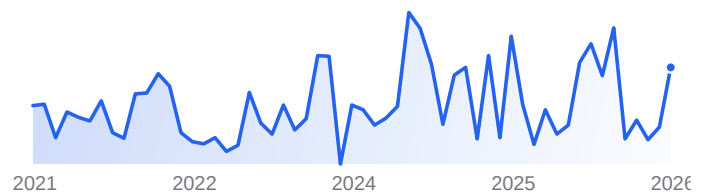
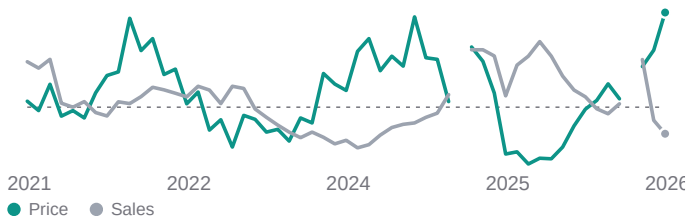


Growth (year over year)

Price +77.6% · Sales -21.8%

Price per square foot

\$162/ft²

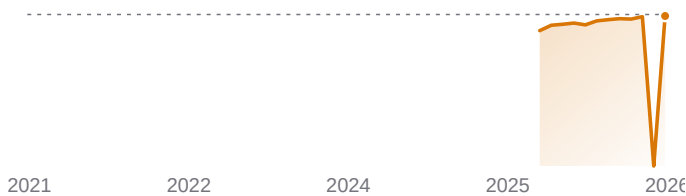


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

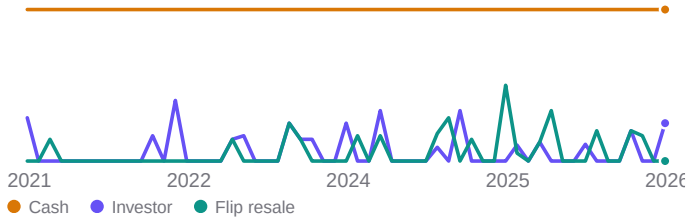
3.7%



BUYERS & OUTCOMES

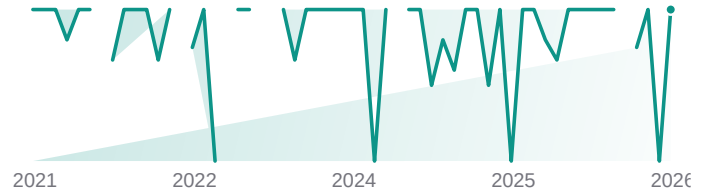
Buyer mix

Cash 100% · Investor 25% · Flip resale 0%



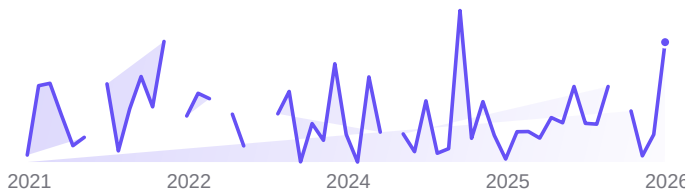
Sellers who sold at a gain

100%



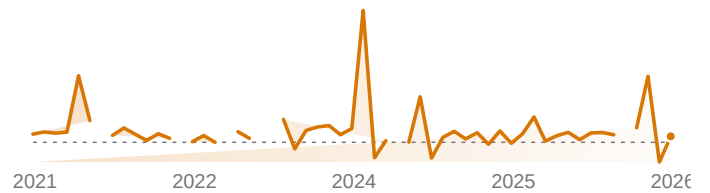
Typical hold before selling

12.5 yrs



Median annualized return at resale

+6.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,638
Median value (AVM)	\$231K
Median size	1,657 ft²
Median bedrooms	3
Median year built	1925
Single family	68%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	100%
Underwater (LTV 125% or more)	0%
Owner occupied	79%
Company owned	13%
Median loan-to-value	0%
Typical ownership tenure	10.1 yrs

COMMUNITY

Population	4,492
Density	126 / mi²
Median household income	\$65K
Average household income	\$86K
Crime index (US avg 100)	126
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	67
Homes occupied	89%
Bachelor's or higher	17%
Poverty rate	12.8%
Unemployment	0.7%
Average temp	44°F
Annual precip	43 in
Sunshine	49%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.